

FOR LEASE

Baltimore City, MD

SUN LIFE BUILDING

20 S. CHARLES STREET | BALTIMORE, MARYLAND 21201

FREE PARKING 1ST YEAR

AVAILABLE

Suite 313 - 2,391 sf
Suite 321 - 3,286 sf
Suite 401 - 3,015 sf *
Suite 403 - 560 sf*
Suite 405 - 1,000 sf*
Suite 501 - 3,560 sf
Suite 902 - 1,995 sf**
Suite 903 - 5,640 sf**
Suite 1201 - 2,120 sf

* 4th floor contiguous to 4,575 sf

**9th floor contiguous to 7,635 sf

RENTAL RATE

\$19.00 psf, FS

PARKING RATIO

- 1 per 1,000 sf in the building garage with direct access to Tenant's floor
- 1 free parking space per 1,000 sf for the 1st year of the lease term

HIGHLIGHTS

- ▶ 12 story office building located three blocks from Baltimore's famous Inner Harbor and one block from Federal and City court houses
- ▶ Entrance lobby, floor lobbies and bathrooms recently renovated
- ▶ On-site deli
- ▶ Full time lobby attendant
- ▶ Plenty of natural light with floor to ceiling windows
- ▶ New HVAC system installed in 2017
- ▶ Total elevator improvements in 2018-2019



James R. Grieves, Jr. | Vice President

443.573.3202

✉ jgrieves@mackenziecommercial.com

MacKenzie Commercial Real Estate Services, LLC • 443-573-3200 • 111 S. Calvert Street, Suite 2800 | Baltimore, Maryland 21202 • www.MACKENZIECOMMERCIAL.com

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 **MACKENZIE**
COMMERCIAL REAL ESTATE SERVICES, LLC

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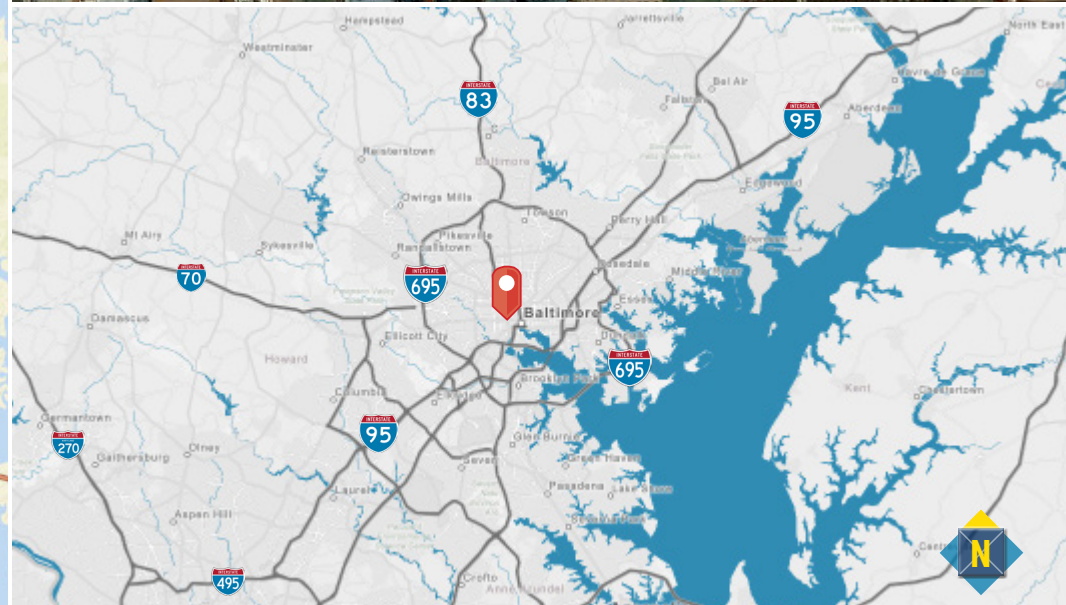
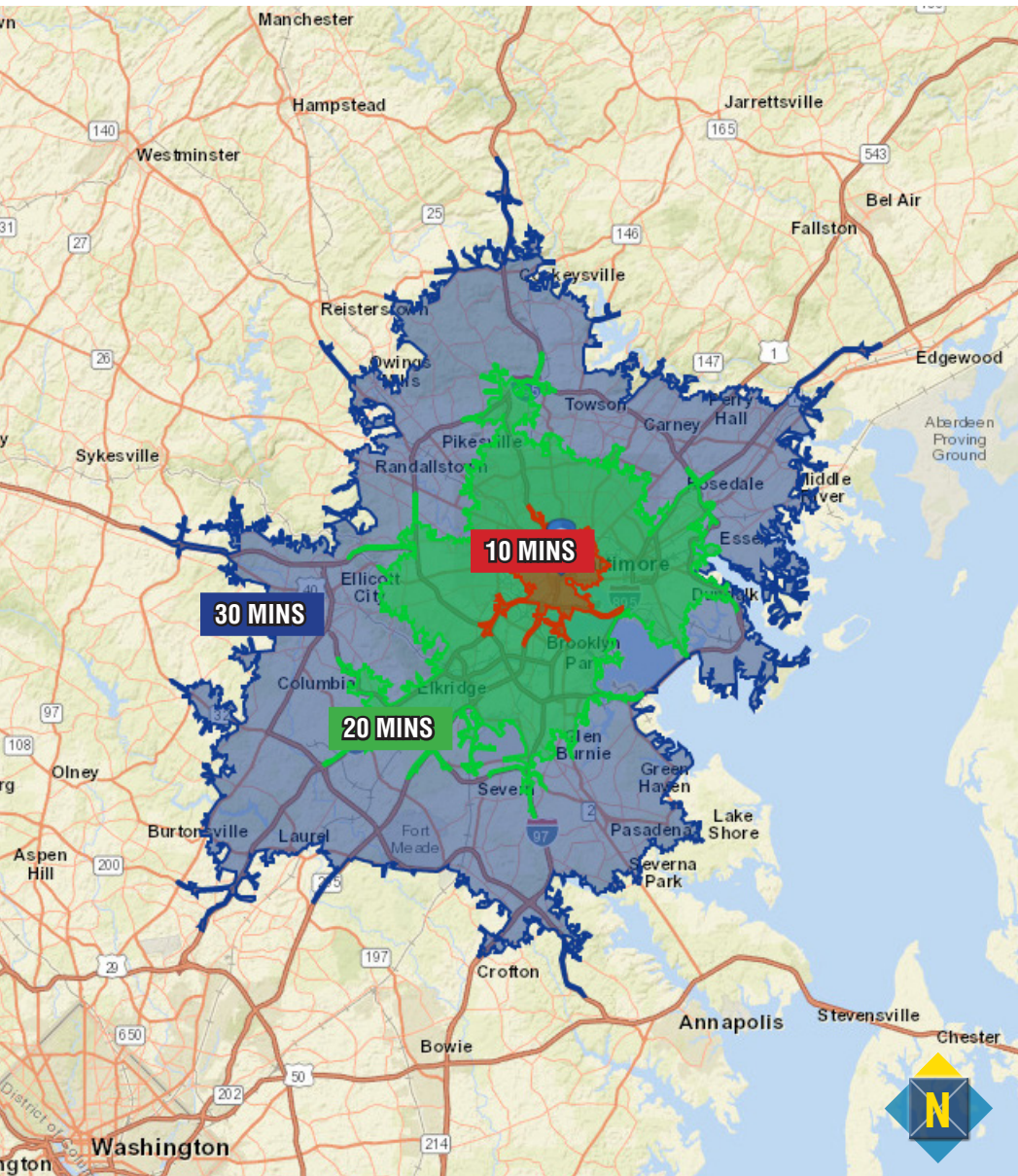
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LOCATION AND DRIVE TIMES

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TRADE AREA

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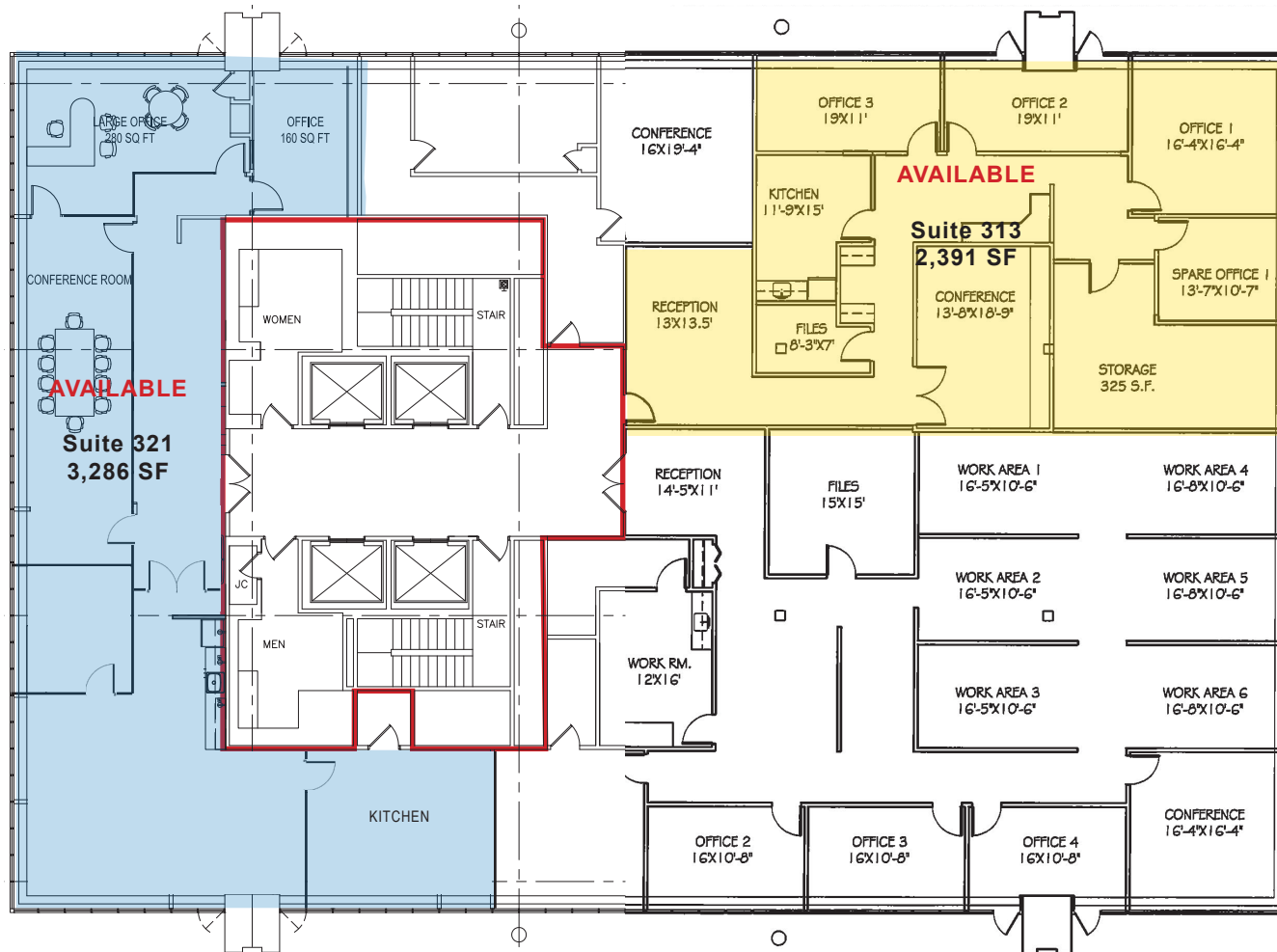


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3RD FLOOR PLAN

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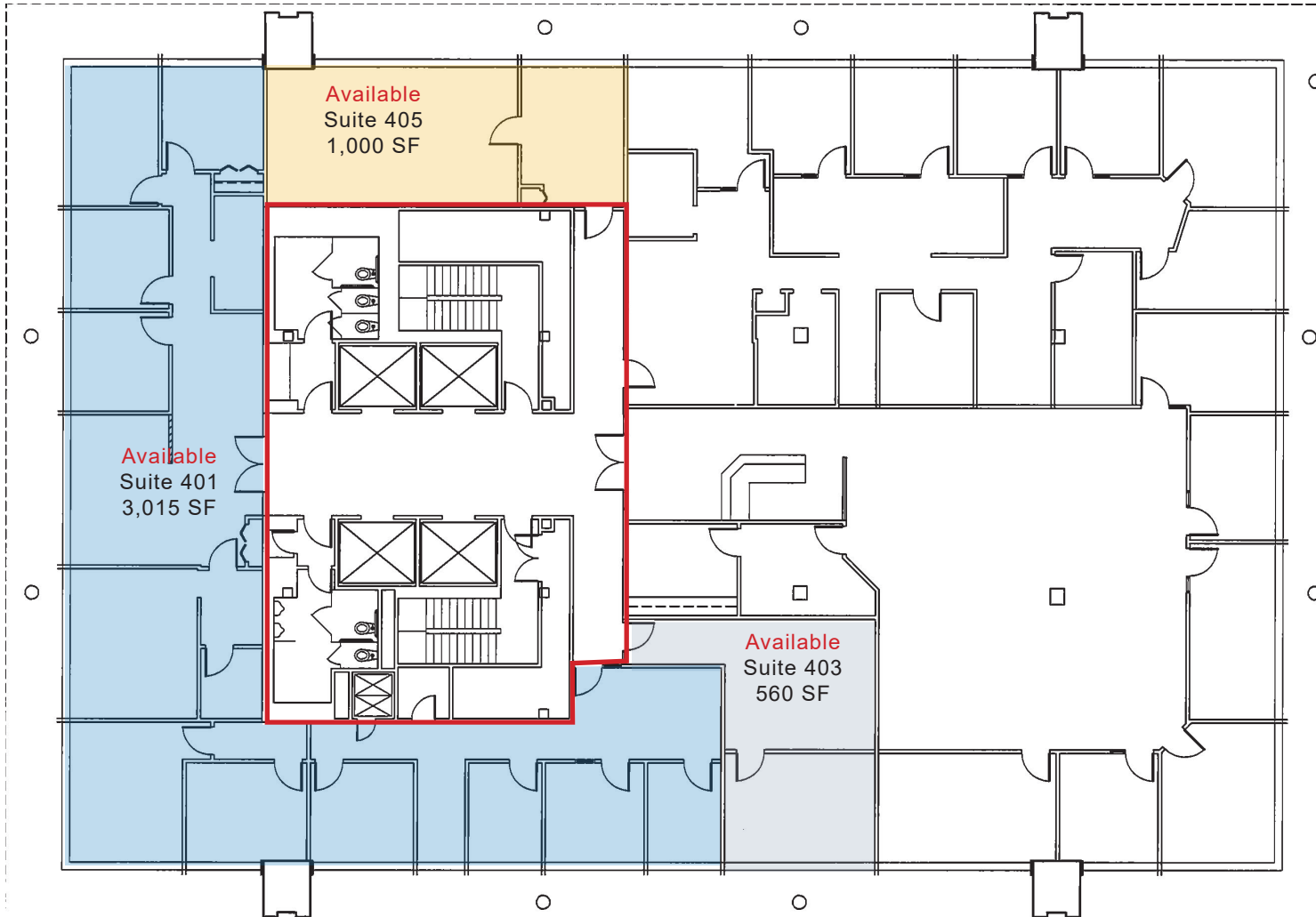
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4TH FLOOR PLAN

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*4TH FLOOR CONTIGUOUS TO 4,575 SF

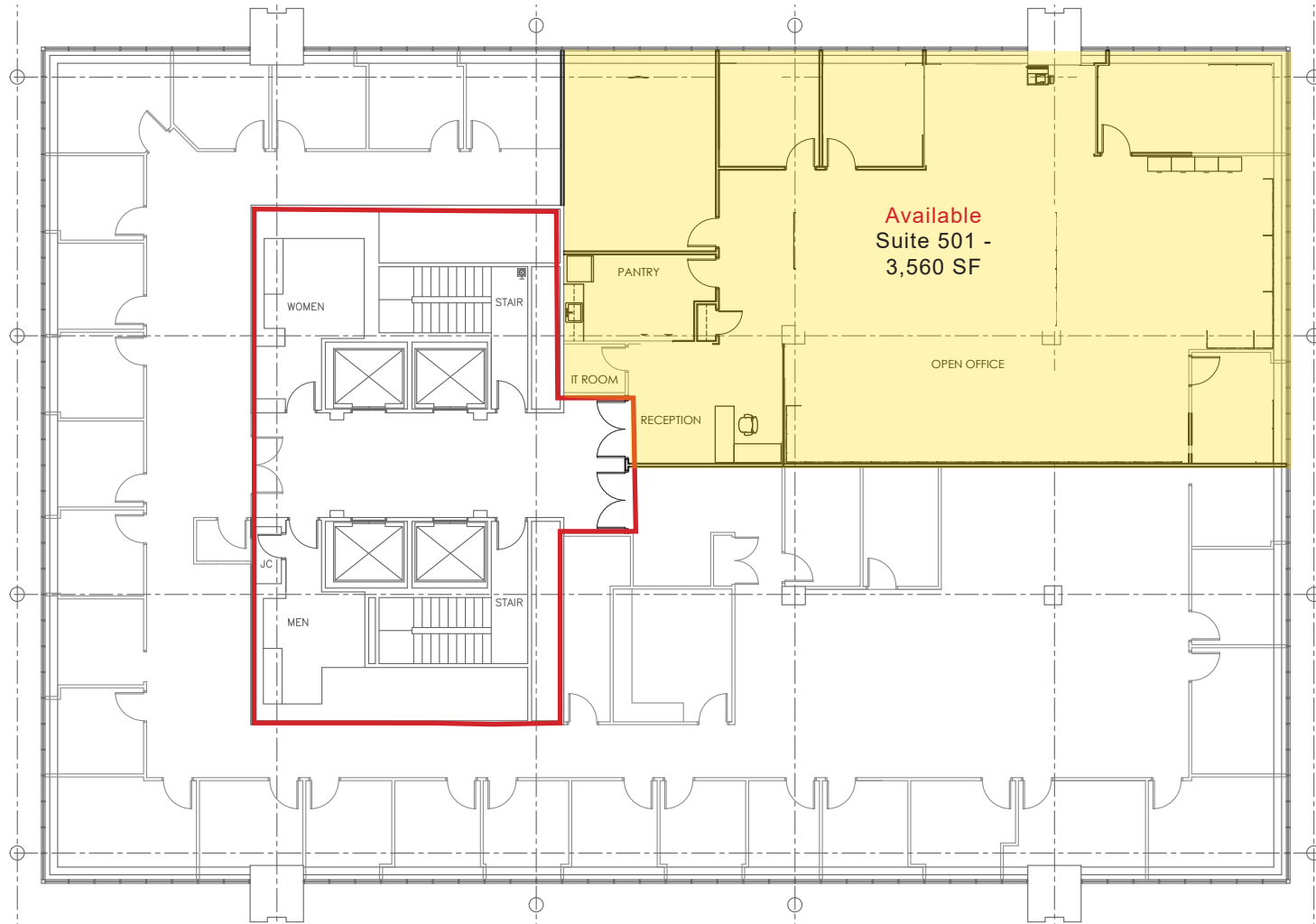


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5TH FLOOR PLAN

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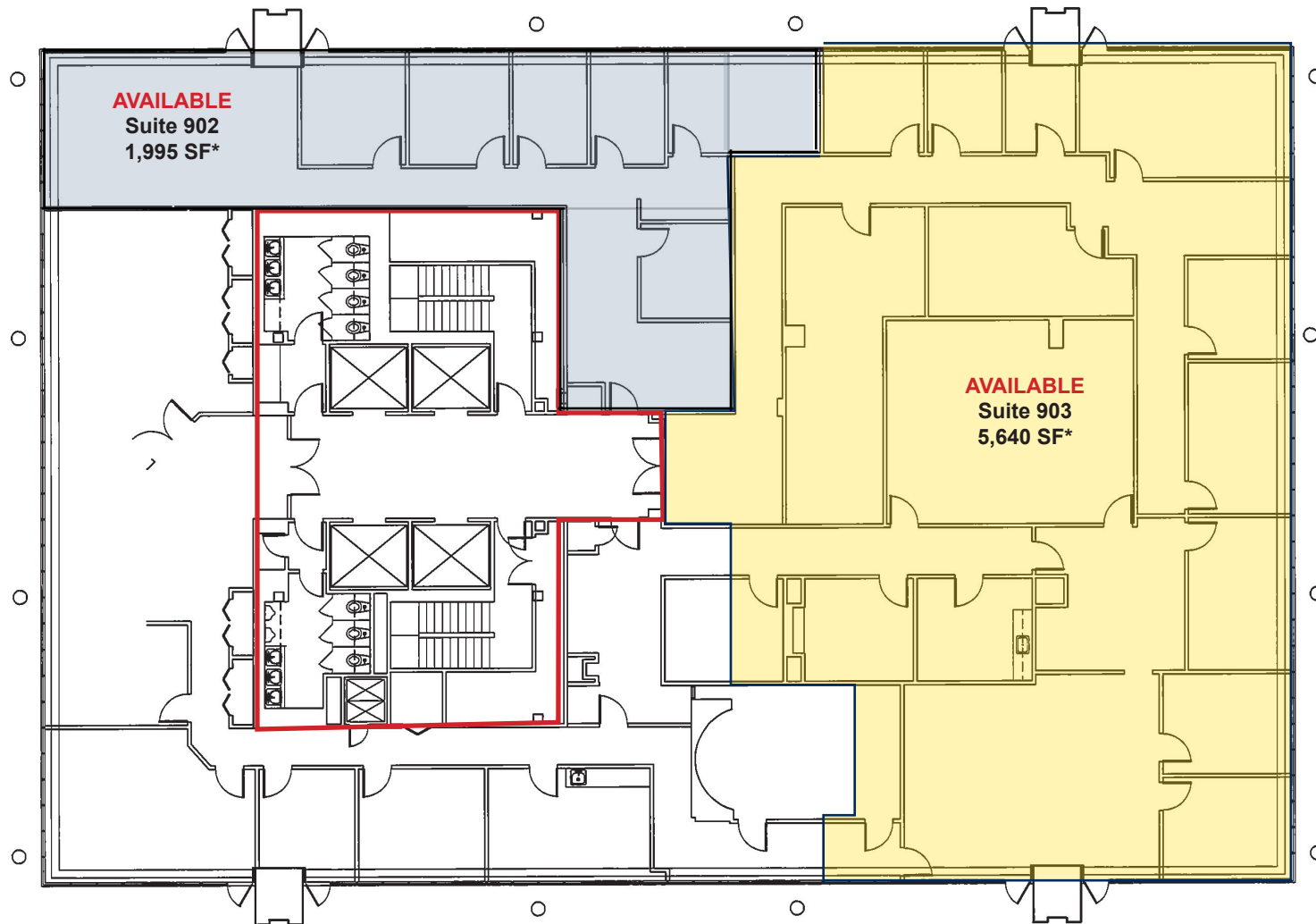
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9TH FLOOR PLAN

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***9TH FLOOR CONTIGUOUS TO 7,635 SF**



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12TH FLOOR PLAN

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